

MINUTES  
TOWN OF GROTON  
HISTORIC DISTRICT COMMISSION  
MAY 3, 2011 - 7:00 P.M.  
GROTON TOWN HALL ANNEX - COMMUNITY ROOM 2

Members Present: Mitchell, Nado, Sarasin, Cole, Vaughn (7:11)  
Alternates Present: None  
Staff: Quinn, Galetta

Chairman Nado called the meeting to order at 7:00 p.m. Cole read the Call of the Hearing.

I. PUBLIC HEARINGS

HDC 11-13 – 23 Gravel Street; Robert C. Danaher, owner/applicant; Stone wall. PIN #261918412990

Robert Danaher, owner of 23 Gravel Street, presented to the Commission regarding a stone wall he would like to build on his property. He plans to remove a hedge on the north side of his house leaving approximately 5' adjacent to the house where the wall will begin. The length of the wall will be 31' with a height of no more than 2 ½'. It will be a dry fit wall without mortared joints and have a finished, flat stone surface. The applicant presented photos of stone walls on Pearl Street such as the one he is proposing. The Commission reviewed a plot plan showing the placement of the wall on the property. The Commission felt that the proposed wall will fit well in the neighborhood as it is made up of more formal homes.

The following exhibits were presented:

- Photographs
- Plot plan

Chairman Nado asked for comments in favor or against and there were none. The public hearing closed at 7:18 p.m.

HDC 11-14 – 14 Fort Rachel Place; Michael Hardesty, owner; Erik Kudlis, applicant; Deck & fence. PIN #261806392165

Erik Kudlis, of Erik's Design Build, and Michael Hardesty, owner of 14 Fort Rachel Place, presented to the Commission regarding a proposed deck and fence. The applicants have revised the deck plans based on feedback from the Commission. Noting concerns about the deck protruding from the home it has been shortened and stepped-in 4'. Landscaping will be added on both sides to shield the deck from the public way. The existing deck is two level while the proposed will be a uniform level all the way across with a height of 5'. The applicants are proposing to use TimberTech for the deck along with TimberTech Radiance rail system that has a Colonial design. TimberTech is a maintenance free material that has a polyester coating similar to a Marvin Integrity window. It has a matte finish that will weather well and lose its patina in about 3 months. For color the homeowner has chosen gray in an effort to keep the deck unobstrusive and to integrate it into the color scheme for his home. The applicant is

also proposing to duplicate the existing lattice below the deck to use this area for storage. The lattice is only available in the maintenance free material with a vertical design. The perimeter board under the decking will be white in a material such as Azek. Stringers on stairs will be the same. The Commission felt that the deck will be seen from the public way and stand out particularly because it is unusual. The preference is for horizontal rather than vertical lattice. The landscaping cannot be taken into consideration by the Commission when deciding on an application. The Commission would like to see the deck staked out to get a better visual read from the road. Additionally, they requested the applicant to provide pictures coming down the road from the public way. The homeowner provided a letter from his neighbor, Kristine Mulholland, in support of deck project.

The applicants are also proposing to install a fence on the property. It will be a Victorian style picket fence made from white cedar, which will be left to weather to gray. It will have 2 x 2 pickets, with 5 x 5 posts, and typical flat caps appropriate to the style. The pickets will be the same height all the way around. It will proceed from the front corner of house, helping to block the view of the deck, and on the opposite front corner it will run to the stone wall. The fence will be 4' tall from the ground to the top of the fence. At the end of the gravel parking area there will be a double 4' gate providing access to back yard.

Applicant requested the Commission to continue the application to the next regularly scheduled meeting.

Chairman Nado closed the public hearing closed at 8:07 p.m.

HDC 11-15 – 52 Pearl Street; Steven Young, owner/applicant; Porch & fence. PIN #261914424737

Steven Young, owner of 52 Pearl Street, presented to the Commission to propose replacing his front porch decking. The current decking is a Douglas Fir tongue and groove, which is soaking up rain and becoming rotten. The applicant would like to replace it using Ipe wood and leave it unpainted with a picture frame finish. He would also like to replace the existing lattice. Staff noted that it is advised to leave Ipe wood unpainted. The Commission is concerned about leaving the wood unpainted because the vast majority of the homes from this time period have painted porch floors. Changing the species of the wood is not as much of a concern for the Commission, however, an unfinished wooden floor is not in keeping with a house of this era.

The applicant would also like to add a wooden fence set between old stone posts. He plans to use 10 historic granite posts with cedar pickets for a 4' high fence. It will tie into already existing fencing in the area. The length of the fence will be roughly 100'.

The applicant requested that the replacement of the porch floor be removed from the application.

The following exhibits were presented:

- Site Plan
- Photographs

Chairman Nado asked for comments in favor or against and there were none. The public hearing closed at 8:49 p.m.

HDC 11-16 – 57 Pearl Street; Soogie, LLC, owner; Steven Young, applicant; Fence & railing. PIN #261914432170

Architect Steven Young presented to the Commission for Soogie LLC, owner of 57 Pearl Street. The house is currently undergoing renovations. There is an existing front porch consisting of 4 sections. The homeowners would like to install a hand rail on the first three sections of the porch going across the front. The existing posts are one inch square.

Additionally, the applicant is proposing to install a fence in a portion of the front yard. It will follow a stone wall along Seahorse Lane and continue across to another stone wall. The fence will be similar to a side yard fence already approved by the Commission, but shorter at 3'. It is a picket fence with no visible posts. The Commission felt that having an opportunity to visit the property would help to determine the scale.

The applicant requested that the fence be removed from the application.

The following exhibits were presented:

- Elevation drawings
- Photographs

Chairman Nado asked for comments in favor or against and there were none. The public hearing closed at 9:17 p.m.

Chairman Nado closed the public hearing portion of the meeting at 9:20 p.m.

## II. DISCUSSION ON ITEMS OF PUBLIC HEARING

HDC 11-13 – 23 Gravel Street

MOTION: To grant a Certificate of Appropriateness as submitted.

Motion made by Cole, seconded by Vaughn, so voted unanimously. Issued Certificate of Appropriateness #1795.

HDC 11-14 – 14 Fort Rachel Place

MOTION: To continue the hearing to the next regularly scheduled public hearing.

Motion made by Mitchell, seconded by Cole, so voted unanimously.

HDC 11-15 – 52 Pearl Street

MOTION: To grant a Certificate of Appropriateness as submitted.

Motion made by Vaughn, seconded by Sarasin, so voted unanimously. Issued Certificate of Appropriateness #1796.

HDC 11-16 – 57 Pearl Street

MOTION: To grant a Certificate of Appropriateness as submitted.

Motion made by Mitchell, seconded by Cole, so voted unanimously. Issued Certificate of Appropriateness #1797.

### III. PRE-APPLICATION HEARINGS

Jim O'Brien, owner of 7 West Mystic Avenue, appeared before the Commission to propose replacing the existing shingles on the roof of his home. He also plans to repoint and recap the chimney as well as change the existing skylights. The skylights, which were approved by the HDC, are no longer available in the existing sizes. They will be replaced with skylights which are smaller. They will be the same brand and profile. The chimney cap will be changed from white brick to red brick. Commission requested skylight dimensions and a shingle brochure showing brand and color for the public hearing.

Steven Young, owner of 52 Pearl Street, appeared before the Commission to propose an addition to the rear of his home. An existing rear porch addition will be matched in width and doubled in depth. The current addition is one story and the new addition would be done in two stories. The applicant is looking for feedback from the Commission for a long term project which will most likely include residing his home. A variance will be required for lot coverage and the homeowner would like to come up with a design that will be beneficial to the district. The applicant will provide a massing 3-D perspective for another preliminary hearing. A perspective from the water is also desirable. Additional photographs to show the impact to the neighborhood will also help the Commission to visualize the addition.

Dan Meiser, owner of 13 Water Street, appeared before the Commission along with Architects Michael McKinnley and Tom Taylor. Their presentation is to provide details for the bar window, the two new doors, and the exterior concrete wall finish. The doors are for egress and therefore must swing out as part of the fire emergency requirement. Additionally, one of the doors will meet the accessibility requirement. Both doors will be solid wood with glass lights. The door frame details will be minimized, they will be painted with no exposed metal. They will not be modern although they are not necessarily historic. The bar window has been changed from 4 square lights to 8. The thermal wood window will be painted and have a narrow exposure wood frame. The window will be distinctly different from those in the dining room and on the house. It will be a Marvin Ultimate wood window with simulated divided lites and adhered external muntions. Originally the applicant was considering a parged finish for the concrete retaining/barrier wall. However, they now have two looks to present. One is the parged concrete and the other is a concrete wall that is acid copper aged and could additionally be sandblasted. For the wall finish they are trying to do something that has an industrial character as well as something that is not residential. The aged concrete wall is most desirable to the applicant. It is the Fire Marshal, who implements the State liquor laws relevant to the size of the wall barrier required. The marshal has signed off on the wall height.

#### IV. PUBLIC COMMUNICATIONS

Chairman Nado noted that he has received information from the Connecticut Trust for Historic Preservation. The Trust is conducting a study about whether living in a historic district increases property values. It was also noted that the study deadline for replies has already passed.

#### V. APPROVAL OF THE MINUTES OF April 5, 2011

MOTION: To approve the minutes of April 5, 2011

Motion made by Vaughn, seconded by Cole, so voted 4 in favor, 1 abstention (Mitchell). Motion passed.

#### VI. OLD BUSINESS - None

#### VII. NEW BUSINESS

Staff noted that Matthew Davis, Manager of Planning Services, has circulated a memorandum regarding the Zoning Commission Regulation Amendment Referral – Section 2, Definitions and Section 6.6, Flood Protection. Copies of the proposed amendments were distributed.

The Commission and Staff discussed the proposed changes to the Historic District Handbook.

MOTION: To set a public hearing date for May 17, 2011

Motion made by Vaughn, seconded by Mitchell, so voted unanimously.

#### VIII. ADJOURNMENT

Motion to adjourn at 10:37 p.m. made by Mitchell, seconded by Cole, so voted unanimously.

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Elaine Cole, Secretary  
Historic District Commission

Prepared by Lynda Galetta, Office Assistant II